



# San Francisco Planning

PLANNING APPLICATION RECORD

2018-003910 PRJ

EP

## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

Project Address: 3252 19<sup>th</sup> Street

Block/Lot(s): 35911025

#### Property Owner's Information

Name: 19<sup>th</sup> E Sholwell StreetAddress: 2952 NW 132<sup>nd</sup> Ave.

Portland OR 97229

Email Address: jeremymucha@comcast.net

Telephone: (503) 704-4907

#### Applicant Information

☐ Same as above

Name: Philip Hesser

Company/Organization:

Address: 555 Laurel Ave. #501

Email Address: jharsan@msn.com

San Mateo CA 94401

Telephone: (650) 346-2903

#### Please Select Billing Contact:

☐ Owner☐ Applicant☒ Other (see below for details)

Name: Joey Mucha Email: joemucha@gmail.com Phone: (415) 308-3711

#### Please Select Primary Project Contact:

☐ Owner☒ Applicant☐ Billing

### RELATED APPLICATIONS

#### Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

construction, MEP & Signage  
permits as deferred submittals

#### Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:



## PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at [pic@sfgov.org](mailto:pic@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

#### WHAT TO SUBMIT:

- ☒ One (1) complete and signed application.
- ☒ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☒ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

### ENTITLEMENTS

#### HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org).

#### WHAT TO SUBMIT:

- ☒ One (1) complete and signed application.
- ☒ One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☒ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- ☒ Current or historic photograph(s) of the property.
- ☐ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☒ A digital copy (CD or USB drive) of the above materials.
- ☒ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).

## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

- "Administrative only" change of use of entire ground floor from (E) Automotive Repair (890.15) to (P) Amusement Game Arcade (Sec. 890.4) with accessory Bona Fide Restaurant (Sec. 843.45) to comply with Planning Code 171 and thereby abate Notice of Enforcement 2018-003910ENF
- (P) One roll-up door to be replaced with glazing system
  - (P) Addition of 561 sf mezzanine.
- Signage, construction & MEP under separate permits/deferred submittals

### Project Details:

- ☒ Change of Use    ☐ New Construction    ☐ Demolition    ☒ Facade Alterations    ☐ ROW Improvements  
☐ Additions    ☐ Legislative/Zoning Changes    ☐ Lot Line Adjustment-Subdivision    ☐ Other \_\_\_\_\_

- Residential:**    ☐ Senior Housing    ☐ 100% Affordable    ☐ Student Housing    ☐ Dwelling Unit Legalization  
☐ Inclusionary Housing Required    ☐ State Density Bonus    ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:    ☐ Rental Units    ☐ Ownership Units    ☐ Don't Know

- Non-Residential:**    ☐ Formula Retail    ☐ Medical Cannabis Dispensary    ☐ Tobacco Paraphernalia Establishment  
☐ Financial Service    ☐ Massage Establishment    ☐ Other: \_\_\_\_\_

Estimated Construction Cost: \$1<sup>00</sup>

# PROJECT AND LAND USE TABLES

General Land Use		Existing	Proposed
	Parking GSF	<del>0</del>	<del>0</del>
	Residential GSF	<del>0</del>	<del>0</del>
	Retail/Commercial GSF	<del>0</del>	<del>0</del>
	Office GSF	<del>0</del> 1,883	1,883
	Industrial-PDR	2,286	2,849
	Medical GSF	<del>0</del>	<del>0</del>
	Visitor GSF	<del>0</del>	<del>0</del>
	CIE (Cultural, Institutional, Educational)	<del>0</del>	<del>0</del>
	Useable Open Space GSF	<del>0</del>	<del>0</del>
	Public Open Space GSF	<del>0</del>	<del>0</del>

Project Features	Dwelling Units - Affordable	9	<del>0</del>
	Dwelling Units - Market Rate	<del>0</del>	<del>0</del>
	Dwelling Units - Total	<del>0</del>	<del>0</del>
	Hotel Rooms	<del>0</del>	<del>0</del>
	Number of Building(s)	1	1
	Number of Stories	2	2
	Parking Spaces	<del>0</del>	<del>0</del>
	Loading Spaces	3	<del>3</del> 2
	Bicycle Spaces	<del>0</del>	<del>0</del>
	Car Share Spaces	<del>0</del>	<del>0</del>
	Other:		


Land Use - Residential	Studio Units	N/A	N/A
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

# ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	<input checked="" type="checkbox"/> N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>new concrete slab</u>
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off &amp; Pick-Up Management Plan.</u>
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
4. Biological Resources	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes:  Number of existing trees on, over, or adjacent to the project site:  Number of existing trees on, over, or adjacent to the project site that would be removed by the project:  Number of trees on, over, or adjacent to the project site that would be added by the project:
5a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
5b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

 Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
7. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
8. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
9a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
9b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

## PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Game Arcade with accessory restaurant can be enjoyed by all ages. Estimated employment is seven to ten people.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

This is a commercial change of use. No impact to S.F.'s housing stock will occur.

3. That the City's supply of affordable housing be preserved and enhanced;

This commercial change of use will not impact S.F.'s affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Muni & BART in close proximity as it public housing

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

No displacement to occur.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

All construction will be done to current codes.

7. That landmarks and historic buildings be preserved; and

The building is not historic.

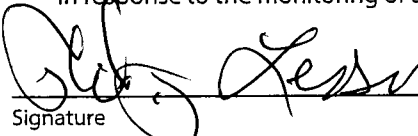
8. That our parks and open space and their access to sunlight and vistas be protected from development.

No impact will occur to parks

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

  
Signature  
Agent  
Relationship to Project  
(i.e. Owner, Architect, etc.)  
(650) 346-2903  
Phone

Philip Lessor  
Name (Printed)  
glessan@msn.com  
Email

For Department Use Only

Application received by Planning Department:

By: 

Date: 4/23/14